

CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

Monday, May 9, 2022

Website: <https://clearbrooketownhomes.org>, Facebook Group: Clearbrooke Clearwater Neighborhood

BOARD OF DIRECTORS MEETING

Meeting Called to Order: 6:26 PM by Tony Armer

Certify Quorum of the Board: Quorum Established (Present BOD: Tony Armer, Kiva Alvarez, and Donna Kamp)

Certify Proof of Notice: Verified

Certify Minutes From Last Meeting: Motion by Tony, Seconded by Donna

Ameri-Tech: Robert Kelly

New Business:

1. **Delinquencies:** Delinquencies are under \$2,000 now as we received payments from 1883 & 1843.
2. **1809 Window/Water Intrusion:** Back bedroom wall getting wet. Not satisfied with contractor that did the leak analysis so Ameri-Tech is getting another specialist to locate the leak.
3. **Spectrum Cable & Internet Bundle:** July 2022 will be the first bill from Spectrum sent to Ameri-Tech. We will have to do an assessment to residents to include the Spectrum charges per unit. We must post a 14-day notice regarding a special assessment which will be held on June 6, 2022 at 6:30 PM. We also received a notice from Spectrum regarding the changeover process, which we will post with the minutes for May 2022.
4. **Parking Stripes Behind 1868:** The parking stripes are no longer visible. Ameri-Tech to see if Mike can paint new stripes.

Old Business:

1. Violations:

- a. **Dog Waste Behind Building 1811:** Camera was purchased & Mike to install. Resident in 1813 agreed to let Association use her wifi for camera.

- b. **1827 AC Drain Line:** 2nd letter went out April 14, 2022. Next step fining committee. Need a date for that and will then send letter.
 - c. **1858 Conduit Line:** Needs 2nd letter to resident to remove line.
 - d. **1871 Broken Window:** Resident has fines of \$2,000. Will no longer fine for window but that will stay on their account.
- 2. **1801 Oil Stain:** Asphalt company will be called to repair (likely the asphalt will need to be cut out and refilled). Owner will be responsible for payment.
- 3. **Subterranean Termites:** Termite company, Haskall, is going to give us a quote to treat and maintain all the buildings.
- 4. **1831 Water Intrusion:** A hole was found at the bottom of the building and Mike was able to fill it and repair it.
- 5. **1825 Gutters & Stoop:** The gutters were cleaned. Have not yet been able to find a mason to repair or replace stoop.
- 6. **1817 Stoop:** Have not yet been able to find a mason to repair or replace stoop.
- 7. **1839 Termite & Mold Repairs:** Received first quote of \$8,800 to remove the walls where the damage is. Owner sent \$5,000 toward damages. Once all the walls are removed, then we can see the interior damage and be able to give a final quote.
- 8. **Landscaping:** Spoke with John Evans, the landscapers will start planting in June native Florida plants in the sections where there are no plants which is an eyesore. It is best to start in June when the rainy season starts since there are no sprinklers in the flower beds. Evans had already sent a quote and will continue to plant as funds allow.

Homeowner Discussions:

- 1. **1882:** Some stucco cracks were repainted, but the color is off & needs more paint. Also, there are many fire ant hills.
- 2. **Fire Ants 1882 & 1866:** Ameri-Tech to contact landscapers to kill ants.
- 3. **Storm Drains:** They are getting clogged and would like Mike to clear them out.
- 4. **Gutters:** Instead of getting gutters handled one here and there, Ameri-Tech will check with a couple of gutter companies to see about a gutter service.
- 5. **Shed:** There are moved fences with nails sticking out of them. Please have Mike get rid of this so no one gets hurt.

NEXT MEETING: Clearbrooke BOD Meeting, June 6th, 2022, at 6:30 PM in the Clubhouse.

MEETING ADJOURNED: 7:35 PM Motion by Tony, Seconded by Kiva